

Staff Summary Report

Development Review Commission Date: **08/12/08**

Agenda Item Number: _____

SUBJECT: Hold a public meeting for a Development Plan Review for AURORA - SIGNATURE HEALTHCARE located at 6350 South Maple Avenue.

DOCUMENT NAME: DRCr_SignatureHealthCare_081208 **PLANNED DEVELOPMENT (0406)**

SUPPORTING DOCS: Yes

COMMENTS: Request for **AURORA - SIGNATURE HEALTHCARE (PL070519)** (Jason Allen/Skyline Consultants LLC, applicant; Signature Health Care LLC, property owner) consists of site plan, landscape modification and building elevations for a new 9,955 s.f. building addition on 4.57 net, located at 6350 South Maple Avenue in the GID, General Industrial District . The request includes the following:

DPR08115 - Development Plan Review including site plan, building elevations and landscape plan for a building addition for a new psychiatric hospital.

PREPARED BY: Shawn Daffara, Planner II (480-858-2284)

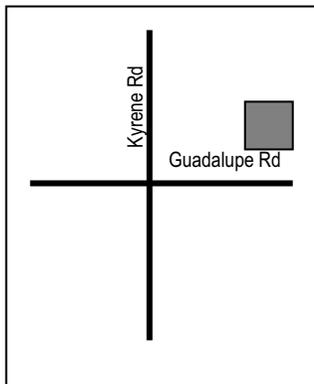
REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989) 

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



Current land use	Commercial
Current zoning	GID – General Industrial District
Proposed Use of Building	Hospital
Gross & Net site	4.57 acres
Total Building area	63,521 s.f. (existing and addition)
Lot Coverage	24.6% (No Standard)
Building Height	30' 0" ft (35 ft maximum allowed)
Building setbacks	30' 0" Front, 30' 0" St. Side, (25' front, 0' side, 0' rear, 25' St. Side)
Vehicle Parking Required	150 spaces
Vehicle Parking Provided	223 spaces

A neighborhood meeting is not required with this application.

- PAGES:**
1. List of Attachments
 2. Comments; Reasons for Approval
 - 3-4. Conditions of Approval
 - 5-6. Code Requirements
 7. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Location Map
 2. Aerial Photo
 - 3-4. Letter of Explanation
 - 5-6. Use Permit Approval Letter, dated January 24, 2008
 7. Site plan
 8. First Floor Plan
 9. Second Floor Plan
 10. Colored Elevations
 11. Building Section
 12. Landscape Plan

COMMENTS:

This is a request for a Development Plan Review to include site plan, landscape plan, lighting and building elevations for a 9,955 s.f. building addition for a new psychiatric hospital.

PROJECT ANALYSIS**DEVELOPMENT PLAN REVIEW**

The site is located on the northwest corner of Guadalupe Road and Maple Avenue. The site is located inside the Tempe Commerce Center, which is an industrial park zoned GID, General Industrial District. The request includes a 9,955 s.f. building addition to the existing 38,208 s.f. two story building for a new psychiatric hospital. The applicant has already processed a use permit to allow a hospital in the GID, General Industrial District. The use permit was approved by the Hearing Officer on January 15, 2008. The building addition will be to the northwest of the existing two story building, and will consist of a revised parking lot, upgraded landscape and site lighting brought into conformance with the Zoning and Development Code.

Site Plan

The site is located at the northwest corner of Guadalupe Road and Maple Ave. The existing building is located on the south side of the lot, adjacent to Guadalupe Road, while the parking lot is situated to the north of the building. The site has two (2) driveway entrances; the east driveway on Maple Avenue and a northern driveway on Orion Street. The new building addition will be located to the northwest of the existing building and will house a new lobby, office space, and gymnasium for the new psychiatric hospital.

Building Elevations

The project will remodel a vacant building; construct a 9,955 s.f. building addition, enhance the streetscape, and upgrade landscape and security lighting through out the property. The new building addition will match the existing building in color, form and material. The existing exterior materials include beige and dark brown EFIS, accented by bronze window mullions and glazing. This palette will be carried over to the new addition.

Landscape Plan

The proposed landscape plan will restore the previous landscape plan originally approved in 1985 with new trees and groundcovers in compliance with the Zoning and Development Code. Staff conducted a site visit and determined all trees in the rear parking lot have been removed. As a condition of approval (Condition No. 17), the landscape will be restored. The street frontage is also missing the required street trees; a Condition of Approval will be added (Condition No. 22) to replant the required street trees. The variety of plants will provide year round color and texture, and enhance the building with a softened natural aesthetic.

Conclusion

Based on the information provided by the applicant and the above analysis, staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will conform to the conditions of approval.

REASONS FOR APPROVAL:

1. The project will meet the development standards required under the Zoning and Development Code.
2. The proposed project meets the approval criteria for Development Plan Review.
3. Shade for energy conservation and comfort as an integral part of the design.
4. Materials are compatible with the existing building.
5. Buildings and landscape elements have proper scale with the site and surroundings.
6. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses. Traffic impacts are minimized in conformance with the city transportation policies, plans and design criteria.

CONDITIONS OF APPROVAL

Site Plan

1. A subdivision plat is required and shall be recorded prior to the issuance of building permits.
2. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
3. Accessible Parking spaces shall be relocated to a location that is closest to the sidewalk leading to building entrance.
4. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
5. The emergency generator shall be screened by a wall that is equal or greater in height than the generator. All ground mounted equipment is required to be screened.
6. Applicant shall meet with City of Tempe Crime Prevention Unit for a required Security Plan. Please contact the Crime Prevention Unit at (480) 858-6333

Floor Plans

7. Public Restroom Security:
 - a. Lights in restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by key or remote control mechanism
 - b. Single user restroom door hardware: Provide a key bypass on the exterior side

Building Elevations

8. The materials and colors presented are approved as presented:
Primary building – E.F.I.S. painted: Primary; Pure Ivory and accent Hacienda
Accent mullions – Med Bronze
Glazing – ¼' Float Glass, Bronze
Specific colors and materials exhibited on sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. Planning inspection staff verifies colors and materials during the construction phase.
9. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
10. Conceal roof drainage system within an architectural feature of the building. Minimize visible, external features, such as overflows, and where needed. Incorporate these into the design of the building elevations.
11. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations.
12. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard, concealed from public view.
13. Exposed conduit, piping, etc. is not allowed.

Lighting

14. Illuminate building entrances and exits from dusk to dawn by use of a photocell.
15. Upgrade lighting in parking lot and refuse enclosure to meet Zoning and Development Code, Chapter 8, Lighting
16. All exterior light fixtures shall be full cut off, and shall be illuminated from dusk to dawn by use of a phototcell.

Landscape

17. The parking lot and streetscape shall be brought into compliance with Zoning and Development Code, Chapter 7, Landscaping.
18. The plant palette is approved as presented on the signed landscape plan; submit any additions or modifications for review during building plan check process.
19. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
 - f. Provide temporary irrigation to existing landscape on site or in frontage for period of time that irrigation system is out of repair. Design irrigation so existing plants on site or in frontage is irrigated as part of the reconfigured system at the conclusion of this construction.
20. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
21. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
22. Revise Landscape Plan to show one, a minimum of 1 ½ " caliper, tree for every thirty 30'-0" of frontage. A total of fourteen (14) trees will be required along the Guadalupe Road and Maple Avenue street frontage. One tree for every thirty (30) feet of linear street frontage for a total of twenty-eight (28) trees.

Signage

23. Provide address sign(s) on all four elevations of the building and conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Use numbers 12" in height
 - 3) Individual mount, metal reverse pan channel characters.
 - 4) Self-illuminated or dedicated light source.
 - 5) Coordinate address signs with trees, vines, or other landscaping, to avoid visual obstructions.
 - 6) Do not affix numbers or letters to elevations that might be mistaken for the address.
- a. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE REQUIREMENTS

THE BULLETED ITEMS REFER TO EXISTING CODES, ORDINANCES AND SUBMITTAL INFORMATION THAT ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

- Your drawings must be submitted to the Development Services Building Safety Division for building permit by August 12, 2009 or Development Plan will expire.
- Specific requirements of the Zoning and Development Code are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through www.tempe.gov/zoning, or purchased at Development Services.
- SITE PLAN REVIEW: Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated March 12, 2008. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- STANDARD DETAILS:
 - Tempe Standard "T" details may be accessed through www.tempe.gov/engineering or purchased from the Engineering Division, Public Works Department.
 - Tempe Standard "DS" details for refuse enclosures may be accessed through www.tempe.gov or may be obtained at Development Services.
- BUILDING HEIGHT: Measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).
- HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process described in this condition.

SECURITY REQUIREMENTS:

- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Distances of 20'-0" or greater, between a pedestrian path of travel and any hidden area allow for increased reaction time and safety.
- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
- A security vision panel shall be provided at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
- Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations.

FIRE: (Jim Walker 480-350-8341)

- Fire lanes need to be clearly defined. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies; or overhead structure, if allowed by Fire Department. Details of fire lane(s) are subject to approval of the Fire Department.

- Provide an Automatic Fire Alarm System for the building.

ENGINEERING AND LAND SERVICES:

- Underground overhead utilities, excluding high-voltage transmission line unless project inserts a structure under the transmission line. Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

REFUSE:

- Refuse containers indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with Standard Detail DS-116.
- Contact Sanitation staff (Ron Lopinski 480-350-8132) to verify a Solid Waste Plan and insure that vehicle maneuvering and access to the enclosure is still adequate.
- Gates for refuse enclosure(s) are not required. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days

DRIVEWAYS:

- Driveway entrance configurations must be approved by Traffic Engineering.
- Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways similar to Standard Detail T-319 or other solutions, require permission of Public Works/Traffic (Cathy Hollow 480-350-8445)
- Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services Counter or from John Brusky in Transportation (480-350-8219) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

PARKING SPACES:

- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
- At parking areas, provide demarcated accessible aisle for disabled parking.
- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

LIGHTING:

- Follow requirements of ZDC Part 4 chapter 8
- Follow the guidelines listed under appendix E "Photometric Plan" of the Zoning and Development Code.
- Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with plants in order to maintain illumination levels for exterior lighting.
- Keep a minimum twenty 20'-0" separation between light poles and tree trunks for all new lights and trees.
- Illuminate building entrances, parking areas, refuse enclosure, pedestrian pathways from dusk to dawn, by use of a photo cell, no timer or time clock.

LANDSCAPE:

- Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona

Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department (602-364-0935). Notice of Intent to Clear Land form is available at www.agriculture.state.az.us . Follow the link to “form”, to “native plants”, and to “notice intent to clear land”.

- The landscape plan does not provide the required street trees. Update the plan to show one tree for every thirty 30'-0" of frontage
- The landscape plan does not provide the required trees in the new and existing landscape islands. Each landscape island requires one (1) tree and five (5) ground covers/shrubs.
- SIGNS: Obtain sign permit for any identification signs as well as for internally (halo) illuminated address signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process. Separate Development Plan Review process is required for signs ZDC Part 4 Chapter 9 (Signs).

HISTORY & FACTS:

January 7, 1986 Building Permit issued for new industrial office building.

January 15, 2008 ZUP07198: Hearing Officer approved Use Permit to allow a hospital in the GID, General Industrial District.

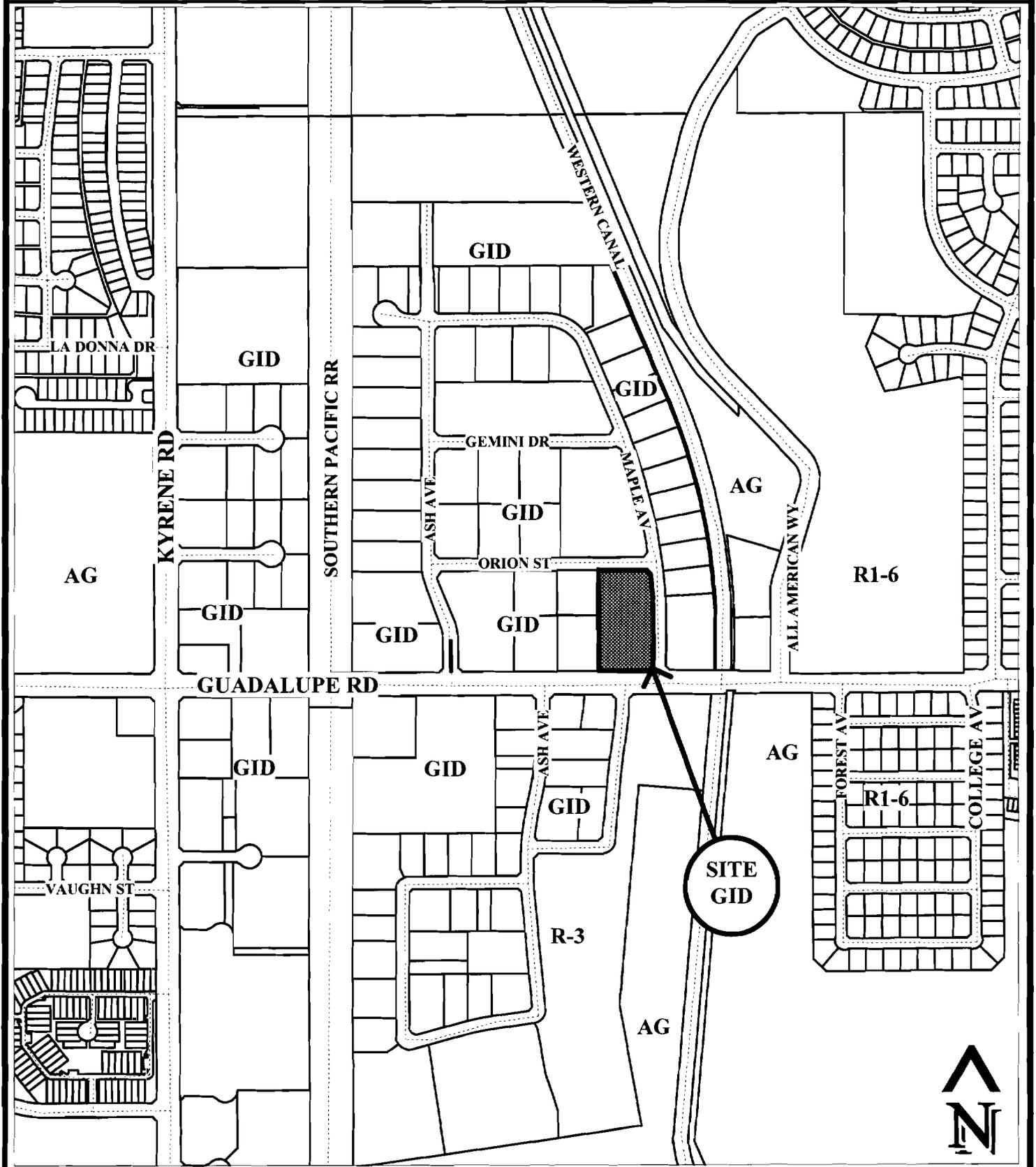
ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

Section 6-313, Security Plan

SIGNATURE HEALTH CARE

PL070519





SIGNATURE HEALTH CARE (PL070519)

November 30, 2007

City of Tempe
Development Services
31 East Fifth Street
Tempe, AZ 85280

To Development Services:

Our client, Signature Health Care, is proposing to operate an acute psychiatric clinic located at 6350 South Maple Avenue in Tempe, Arizona. To do so, a Use Permit needs to be approved. The current zoning on the parcel is General Industrial District (GID). The Zoning and Development Code states in Table 3-302A Permitted Land Uses, that a hospital, sanitarium, and nursing homes such as orphanages and institutions are allowed in the GID district with the approval of a Use Permit. Our request is for a Use Permit to allow such a use on the subject site.

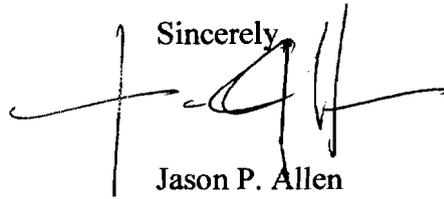
A building currently exists on site and inside will be modified to accommodate the uses of the clinic and a floor plan detailing this has been provided in the application. The acute psychiatric clinic is a form of behavioral health care service that offers inpatient and self-admittance persons with mental illness, substance abuse, and counseling needs. Seventy-five to eighty beds are expected and approximately two-hundred employees are expected to be employed. The facility operates twenty-four hours a day and 365 days a year. It will be one of the few standalone behavioral health care clinics that is not part of a hospital in the metro Phoenix area. In Glendale, Arizona, Signature Health Care has operated an acute psychiatric clinic and has never had any incidents or complaints. Furthermore, they also have four clinics in California and one in Chicago. Their reputation for quality and safety is unparalleled in the medical community. The clinics are accredited by the Joint Commission for Accreditation of Healthcare Organizations and Medicare certified. Each clinic has a comprehensive treatment team to ensure quality patient care.

We do not anticipate an increase in vehicular or pedestrian traffic in adjacent areas. The previous use, an administration center, required a higher parking ratio than we require, so we can accommodate excess parking if ever needed. No on-street parking will be required and we anticipate no problems regarding ingress and egress on the site. Furthermore, the clinic will not cause any nuisance or deterioration to the neighborhood (odor, dust, gas, noise, smoke, vibration, heat, glare, etc). Having been already built, we know that the structure is compatible with the surroundings and the building helps that area look much more like large office complexes than industrial shell buildings. Importantly, we expect the clinic to fit harmoniously with the neighborhood and provide a service to its patients while providing jobs to its employees.

GID is a rather intense district in the sense that it allows industrial uses such as warehousing, assembling and manufacturing of building material, machinery, and wholesaling. An acute psychiatric clinic has a lesser intensity than any of the uses described. Furthermore, all districts that allow hospitals, sanitariums, and institutions all require a Use Permit; zoning districts such as the Agriculture and Multi-Family districts both allow the use with Use Permit approval. Truly, locating this clinic on an arterial street on a parcel zoned GID shall not have a deleterious affect on the City or its residents whatsoever. It is important to note that we are surrounded by GID zoning to the north, east, and west. To the south is multi-family residential that is separated by Guadalupe Road, an arterial street. Signature Health Care's other clinics have all been situated adjacent to single and multi-family residential without any concerns, thus we anticipate that this location will not have any issues whatsoever regarding location.

We are excited to see the benefit this can have on the community and the City of Tempe to have a leading health care provider offer services that greatly improves the quality of life for individuals. If you have any questions, please feel free to call me at (602.410.0106).

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Allen', with a long horizontal flourish extending to the left.

Jason P. Allen
Principal

Development Services
Department
(480) 350-8331 (Phone)

January 24, 2008

FILE COPY

Mr. Jason Allen
Skyline Consultants LLC
6900 East Camelback Road Suite 258
Scottsdale, Arizona 85251

**RE: SIGNATURE HEALTH CARE
PL070519 / ZUP07198**

Dear Mr. Allen:

You are hereby advised that at the hearing held January 15, 2008, the Hearing Officer of the City of Tempe, acting in accordance with Section 1-305, Paragraphs C and D, of the Zoning and Development Code:

Approved the request by **SIGNATURE HEALTH CARE (PL070519)** (Jason Allen/Skyline Consultants LLC, applicant; Signature Health Care LLC, property owner) located at 6350 South Maple Avenue, in the GID General Industrial District for:

ZUP07198 Use permit to allow a hospital in the GID, General Industrial District.

Subject to the following conditions:

1. The use permit is valid for the plans and business operations as submitted to and approved by the Hearing Officer.
2. This use permit is not transferable. Should the business be sold, the new owners must process through the Hearing Officer for a new use permit.
3. If there are any complaints arising from the use permit that are verified by a consensus of the complaining party and the City Attorney's office, the use permit will be reviewed by city staff to determine the need for a public hearing to re-evaluate the appropriateness of the use permit.
4. All permits and clearances required by the Building Safety Division shall be obtained prior to the use permit becoming effective.
5. Any intensification or expansion of this use shall require that a new use permit be applied for and obtained.
6. Applicant shall meet with City of Tempe Crime Prevention Unit for a required Security Plan. Please contact Sergeant Ken Harmon at (480) 858-6217.
7. Upgrade lighting at all entrance and exit doors. Lighting at doors to meet five (5) foot candles and two (2) foot candles within a fifteen (15) foot radius. This lighting improvement will be reviewed during building permit plan review.
8. Replace all dead and missing landscape at the property. The north parking lot is missing the required landscape island trees. New trees shall be "Willow Acacia" or similar species, 24" box size. Landscape Plan will be reviewed during Building Safety plan review.

Approvals are specifically conditioned upon the applicant proceeding with the proposed use(s) and/or variance(s) within twelve (12) months of the date of the approval by the Hearing Officer and required by the Zoning and Development Code.

In addition to proceeding with the approvals granted, it is understood that any and all conditions as stipulated by the Hearing Officer as indicated above, shall be fully complied with.

If the action of the Hearing Officer was required for the purposes of rectifying any violations of the Zoning and Development Code, the violations shall be the responsibility of the applicant/owner to fully correct and achieve conformance.

In sign-related violations, corrections shall be made within five (5) days of Hearing Officer action; in all other matters, corrections shall be made within fifteen (15) days of Hearing Officer action, unless specifically conditioned otherwise by the Hearing Officer.

You are further advised that the above does not waive the requirements for obtaining building permits and other clearances as may be necessary.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shawn Daffara', with a stylized flourish at the end.

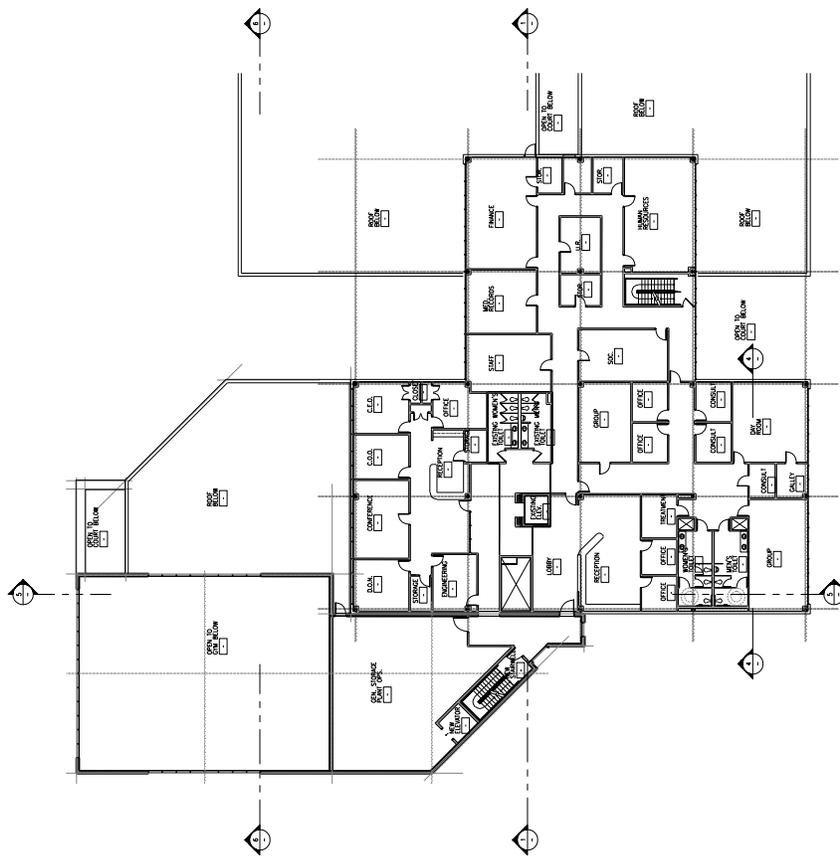
Shawn Daffara
Planner II

SD:dm

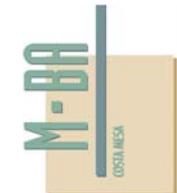
cc: Blair Stam/Signature Healthcare Services LLC
File

SIGNATURE HEALTHCARE AURORA TEMPE

6350 South Maple, Tempe, Arizona



1 SECOND FLOOR PLAN
1/16" = 1'-0"



MORSE - BODREUX ARCHITECTS
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 Costa Mesa, CA 92627
 Tel. 949.515.4870
 Fax 949.515.4875
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SIGNATURE HEALTHCARE AURORA TEMPE

6350 South Maple, Tempe, Arizona



① SOUTH ELEVATION
1/16" = 1'-0"



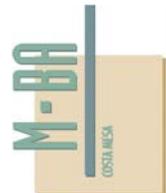
② EAST ELEVATION
1/16" = 1'-0"



③ NORTH ELEVATION
1/16" = 1'-0"



④ WEST ELEVATION
1/16" = 1'-0"



SIGNATURE HEALTHCARE AURORA TEMPE

6350 South Maple, Tempe, Arizona

